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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 03, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4953
APPLICANT:	SHURGARD CALIFORNIA PROPERTIES LLC
PARCEL NO.:	4347A003
PARCEL ADDRESS:	2090 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,347,607.00
APPLICANT'S OPINION:	$5,173,805.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6274
APPLICANT:	YE, FEI
PARCEL NO.:	8708 056
PARCEL ADDRESS:	0255 BERRY ST, #408
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2049
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6520 036
PARCEL ADDRESS:	3135 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,331,551.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2050
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	3148 005
PARCEL ADDRESS:	4596 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,170,219.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2051
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6521 040
PARCEL ADDRESS:	2801 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,762,340.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2105
APPLICANT:	TOMIE, KAREN
PARCEL NO.:	1816 043
PARCEL ADDRESS:	1414 - 1416 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,187,894.00
APPLICANT'S OPINION:	$890,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2108
APPLICANT:	SHURGARD CALIFORNIA PROPERTIES LLC
PARCEL NO.:	4347A003
PARCEL ADDRESS:	2090 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,167,271.00
APPLICANT'S OPINION:	$5,133,291.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2178
APPLICANT:	DONAHUE, RICHARD
PARCEL NO.:	2979 013
PARCEL ADDRESS:	0840 - 0850 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,270,294.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 3, 2011, at 9:30 a.m.

Present: Mervin Conlan, John McGary and Joseph Tham

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6274	Fei Ye	A.V. Lowered by Board quorum of Members Conlan & McGary; Member Tham recused himself.
2010-2049	Vladimir Abramov	A.V. Lowered (Board)
2010-2050	Vladimir Abramov	A.V. Lowered (Board)
2010-2051	Vladimir Abramov	A.V. Lowered (Assessor)
2010-2105	Karen Tomie	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2110	Eric Loke	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4953	Shurgard California Properties	Withdrawn
2010-2108	Shurgard California Properties	Withdrawn
2010-2120	Eureka Park, LLC	Withdrawn
2010-2157	Stanley Lee	Withdrawn
2010-2175	Tom Shim	Postponed
2010-2176	Tom Shim	Postponed
2010-2177	Richard Donahue	Postponed
2010-2178	Richard Donahue	Postponed

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There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Thursday, October 6, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 24, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 05, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1146
APPLICANT:	CONTAINER STORE
PARCEL NO.:	3705Z003
PARCEL ADDRESS:	0022 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,791,878.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1147
APPLICANT:	CONTAINER STORE
PARCEL NO.:	3705Z004
PARCEL ADDRESS:	0000V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,486,267.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1506
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	4347 010
PARCEL ADDRESS:	1901 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,096,308.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1507
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	4346 002
PARCEL ADDRESS:	2000 MARIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,587,695.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1508
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	4349 016
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,393,299.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1509
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	3725 093
PARCEL ADDRESS:	0901 - 0933 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,250,000.00
APPLICANT'S OPINION:	$6,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1510
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	3725 097
PARCEL ADDRESS:	0110 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,209,059.00
APPLICANT'S OPINION:	$1,550,100.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1511
APPLICANT:	HEARST COMMUNICATIONS, INC.
PARCEL NO.:	3777 045
PARCEL ADDRESS:	0598 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,131,187.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1527
APPLICANT:	SFD UNION SQUARE, LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 - 0462 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$60,100,000.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1528
APPLICANT:	SFD UNION SQUARE, LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 - 0462 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,528,040.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1718
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$67,650,000.00
APPLICANT'S OPINION:	$61,500,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2009
APPLICANT:	SFD UNION SQUARE LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 - 0462 POWELL ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,483,711.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2822
APPLICANT:	SFD UNION SQUARE LLC
PARCEL NO.:	0295 008
PARCEL ADDRESS:	0432 - 0462 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,245,864.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2997
APPLICANT:	CONTAINER STORE
PARCEL NO.:	3705Z003
PARCEL ADDRESS:	0022 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$50,787,714.00
APPLICANT'S OPINION:	$25,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2998
APPLICANT:	CONTAINER STORE
PARCEL NO.:	3705Z004
PARCEL ADDRESS:	0000V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,655,992.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4473
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	3725 093
PARCEL ADDRESS:	0901 - 0933 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,410,152.00
APPLICANT'S OPINION:	$6,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4474
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	3725 097
PARCEL ADDRESS:	0110 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,380,635.00
APPLICANT'S OPINION:	$1,550,100.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6134
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3799 007
PARCEL ADDRESS:	0675 TOWNSEND ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$71,050,738.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Agenda* / Notice of Assessment Appeals Board

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Thursday, October 06, 2011
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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6191
APPLICANT:	MCGINNIS, PATRICIA
PARCEL NO.:	6712 022
PARCEL ADDRESS:	0162 - 0164 SUSSEX ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$924,538.00
APPLICANT'S OPINION:	$710,854.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6192
APPLICANT:	MCGINNIS, PATRICIA
PARCEL NO.:	6712 022
PARCEL ADDRESS:	0162 - 0164 SUSSEX ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$943,027.00
APPLICANT'S OPINION:	$702,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6217
APPLICANT:	WEINHEIMER, ROBERT
PARCEL NO.:	8704 021
PARCEL ADDRESS:	0300 BERRY ST, 201
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$643,950.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1949
APPLICANT:	WEINHEIMER, ROBERT
PARCEL NO.:	8704 021
PARCEL ADDRESS:	0300 BERRY ST, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$642,423.00
APPLICANT'S OPINION:	$501,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2131
APPLICANT:	BLEU, THIEU
PARCEL NO.:	3564 013
PARCEL ADDRESS:	0360 SANCHEZ ST, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,403,825.00
APPLICANT'S OPINION:	$912,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2132
APPLICANT:	VALENCIA FLATS, LLC
PARCEL NO.:	3533 022
PARCEL ADDRESS:	0466 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,000,438.00
APPLICANT'S OPINION:	$1,627,416.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2133
APPLICANT:	VALENCIA FLATS, LLC
PARCEL NO.:	3533 023
PARCEL ADDRESS:	0466 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,002,650.00
APPLICANT'S OPINION:	$1,629,628.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2135
APPLICANT:	HUGHES, JEREMY
PARCEL NO.:	1760 002
PARCEL ADDRESS:	1307 - 1309 5TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,902,880.00
APPLICANT'S OPINION:	$1,237,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2137
APPLICANT:	MILLIONIS, GEORGE
PARCEL NO.:	1250 007
PARCEL ADDRESS:	7450 - 7470 SHRADER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,159,510.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2155
APPLICANT:	CHOU, DAVID
PARCEL NO.:	3541 065
PARCEL ADDRESS:	0117 - 0119 NOE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,283,225.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2194
APPLICANT:	WILSON, COLIN
PARCEL NO.:	1062 050
PARCEL ADDRESS:	0100 PALM AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,412,350.00
APPLICANT'S OPINION:	$2,231,423.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2246
APPLICANT:	YUNG, WUN
PARCEL NO.:	2397 043
PARCEL ADDRESS:	2411 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$737,546.00
APPLICANT'S OPINION:	$625,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2249
APPLICANT:	KOCZWARA, PHILIP
PARCEL NO.:	1029 049
PARCEL ADDRESS:	2999 CALIFORNIA ST, 305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$486,998.00
APPLICANT'S OPINION:	$375,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2478
APPLICANT:	MCGINNIS, PATRICIA
PARCEL NO.:	6712 022
PARCEL ADDRESS:	0162 - 0164 SUSSEX ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$940,790.00
APPLICANT'S OPINION:	$791,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, October 6, 2011, at 9:44 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-6217	Robert Weinheimer	A.V.Lowered (Board)
2010-1949	Robert Weinheimer	A.V.Lowered (Board)
2010-2135	Jeremy Hughes	A.V.Lowered (Assessor)
2010-2137	George Millionis	A.V.Lowered (Assessor)
2010-2155	David Chou	Verbal Stipulation Approved
2010-2249	Philip Koczwara	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2131	Thieu Bleu	Denied-No Show
2010-2246	Wun Yung	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6191	Patricia McGinnis	Withdrawn
2009-6192	Patricia McGinnis	Withdrawn
2010-2132	Valencia Flats, LLC	Withdrawn
2010-2133	Valencia Flats, LLC	Withdrawn
2010-2194	Colin Wilson	Withdrawn
2010-2478	Patricia McGinnis	Withdrawn

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There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Tuesday, October 11, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 13, 2011

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, October 7, 2011 at 1:30 p.m.

Present: Scott Spertzel, Donna Crowder and Joyce Lewis

Quorum present

Chairperson: Scott Spertzel, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:35 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 3:05 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5732	Zheng Wei	A.V.Lowered by Board, a quorum of Members Spertzel and Lewis, Member Crowder recused herself.
2009-6480	Gary McCauley	A.V.Lowered by Board a quorum of Members Spertzel and Crowder, Member Lewis recused herself.
2009-6608	Robert Mendez	A.V.Lowered (Board)
2009-6609	Robert Mendez	A.V.Lowered (Board)
2010-3580	Robert Mendez	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 3:15 p.m. recessed to reconvene Tuesday, October 11, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 18, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 11, 2011 To Tuesday, October 11, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2108
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$52,000,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2109
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2110
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$78,000,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2186
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,733,502.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2187
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$101,833,516.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2188
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,100,059.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2189
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,548,173.00
APPLICANT'S OPINION:	$32,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2190
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,870,187.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2191
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,322,061.00
APPLICANT'S OPINION:	$48,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3420
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,100,800.00
APPLICANT'S OPINION:	$24,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3421
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$135,252,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3422
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,151,200.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, OCTOBER 7, 2011
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-5732

APPLICANT:	ZHENG WEI
PARCEL NO.:	7122 015
PARCEL ADDRESS:	51 SAINT CHARLES AVE,
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION: 2009-6480

APPLICANT:	GARY MCCAULEY
PARCEL NO.:	0548 027
PARCEL ADDRESS:	1320 GREEN ST,
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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C. APPLICATION: 2009-6608

APPLICANT:	ROBERT MENDEZ
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,152,600,000.00
APPLICANT'S REVISED OPINION:	$984,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

D. APPLICATION: 2009-6609

APPLICANT:	ROBERT MENDEZ
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,175,651,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

E. APPLICATION: 2010-3580

APPLICANT:	ROBERT MENDEZ
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,249,526,000.00
APPLICANT'S OPINION:	$776,662.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 11, 2011, at 9:42 a.m.

Present: Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3420	Metropolitan Tower Life Ins	Verbal Stipulation Approved
2009-3421	Metropolitan Tower Life Ins	Verbal Stipulation Approved
2009-3422	Metropolitan Tower Life Ins	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2108	Metropolitan Tower Life Ins	Withdrawn
2008-2109	Metropolitan Tower Life Ins	Withdrawn
2008-2110	Metropolitan Tower Life Ins	Withdrawn
2008-2186	Metropolitan Tower Life Ins	Withdrawn
2008-2187	Metropolitan Tower Life Ins	Withdrawn
2008-2188	Metropolitan Tower Life Ins	Withdrawn
2008-2189	Metropolitan Tower Life Ins	Withdrawn
2008-2190	Metropolitan Tower Life Ins	Withdrawn
2008-2191	Metropolitan Tower Life Ins	Withdrawn

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There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Tuesday, October 12, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 12, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, October 11, 2011 To Tuesday, October 11, 2011
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3053
APPLICANT:	OFFICEMAX RETAIL, LESSEE
PARCEL NO.:	1433 009
PARCEL ADDRESS:	3700 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,414,046.00
APPLICANT'S OPINION:	$7,707,023.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6314
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6395
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,857,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6396
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,857,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6456
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,650.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6457
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,543.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6458
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,650.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6459
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,543.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6615
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,450,000.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6616
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,499,000.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1237
APPLICANT:	OFFICEMAX RETAIL, LESSEE
PARCEL NO.:	1433 009
PARCEL ADDRESS:	3700 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,377,515.00
APPLICANT'S OPINION:	$7,688,758.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1264
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,493,076.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1636
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001D
PARCEL ADDRESS:	0350 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,927,962.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1637
APPLICANT:	HEADQUARTERS ADVERTISING INC
PARCEL NO.:	3958 001E
PARCEL ADDRESS:	0360 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,927,962.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, October 11, 2011, at 1:40 p.m.

Present: Diane Robinson, John McGary and Joyce Lewis

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3053	Officemax Retail, Lessee	Verbal Stipulation Approved
2009-6395	Headquarters Advertising Inc.	Submitted
2009-6396	Headquarters Advertising Inc.	Submitted
2009-6456	Headquarters Advertising Inc.	Submitted
2009-6457	Headquarters Advertising Inc.	Submitted
2009-6458	Headquarters Advertising Inc.	Submitted
2009-6459	Headquarters Advertising Inc.	Submitted
2010-1237	Officemax Retail, Lessee	Verbal Stipulation Approved
2010-1636	Headquarters Advertising Inc.	Submitted
2010-1637	Headquarters Advertising Inc.	Submitted

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6314	FPA Mission Associates LP	Postponed
2009-6615	FPA Mission Associates LP	Postponed
2009-6616	FPA Mission Associates LP	Postponed
2010-1264	FPA Mission Associates LP	Postponed

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There being no further business, the Board, at the hour of 4:25 p.m., recessed to reconvene Thursday, October 13, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 18, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 12, 2011 To Wednesday, October 12, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1601
APPLICANT:	PRANA ASSOCIATES TWENTY TWO LP
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,573,274.00
APPLICANT'S OPINION:	$2,280,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0293
APPLICANT:	851 CALIFORNIA, LLC c/o MENLO CAPITAL GROUP
PARCEL NO.:	0256 018
PARCEL ADDRESS:	0851 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,608,000.00
APPLICANT'S OPINION:	$5,304,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2931
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,664,739.00
APPLICANT'S OPINION:	$2,331,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4945
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 027
PARCEL ADDRESS:	0537 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,243,044.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4947
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 028
PARCEL ADDRESS:	0525 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,543,480.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0233
APPLICANT:	WATSON, LESLIE
PARCEL NO.:	0120 069
PARCEL ADDRESS:	0062 MACONDRAY LN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$509,098.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0413
APPLICANT:	MADERIS, GAIL
PARCEL NO.:	0061 006
PARCEL ADDRESS:	0364 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,130,488.00
APPLICANT'S OPINION:	$3,175,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0417
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 127
PARCEL ADDRESS:	0084 VANDEWATER ST, #201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$878,906.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0418
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 128
PARCEL ADDRESS:	0084 VANDEWATER ST, #202
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,774.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0419
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 129
PARCEL ADDRESS:	0084 VANDEWATER ST, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$823,439.00
APPLICANT'S OPINION:	$675,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0420
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 130
PARCEL ADDRESS:	0084 VANDEWATER ST, #302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$797,839.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0421
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 131
PARCEL ADDRESS:	0084 VANDEWATER ST, #401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$985,567.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0643
APPLICANT:	HAILER, JENNIFER
PARCEL NO.:	0439A075
PARCEL ADDRESS:	0400 AVILA ST, 305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$455,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 12, 2011
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1601
APPLICANT:	PRANA ASSOCIATES TWENTY TWO LP
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,573,274.00
APPLICANT'S OPINION:	$2,280,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0293
APPLICANT:	851 CALIFORNIA, LLC
PARCEL NO.:	0256 018
PARCEL ADDRESS:	0851 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,608,000.00
APPLICANT'S OPINION:	$5,304,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2931
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,664,739.00
APPLICANT'S OPINION:	$2,331,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4945
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 027
PARCEL ADDRESS:	0537 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,243,044.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4947
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 028
PARCEL ADDRESS:	0525 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,543,480.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0233
APPLICANT:	WATSON, LESLIE
PARCEL NO.:	0120 069
PARCEL ADDRESS:	0062 MACONDRAY LN,
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$509,098.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0413
APPLICANT:	MADERIS, GAIL
PARCEL NO.:	0061 006
PARCEL ADDRESS:	0364 LOMBARD ST,
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$4,130,488.00
APPLICANT'S OPINION:	$3,175,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0417
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 127
PARCEL ADDRESS:	0084 VANDEWATER ST, #201
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$878,906.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0418
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 128
PARCEL ADDRESS:	0084 VANDEWATER ST, #202
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$780,774.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0419
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 129
PARCEL ADDRESS:	0084 VANDEWATER ST, #301
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$823,439.00
APPLICANT'S OPINION:	$675,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0420
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 130
PARCEL ADDRESS:	0084 VANDEWATER ST, #302
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$797,839.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0421
APPLICANT:	84 VANDEWATER LLC
PARCEL NO.:	0041 131
PARCEL ADDRESS:	0084 VANDEWATER ST, #401
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$985,567.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0643
APPLICANT:	HAILER, JENNIFER
PARCEL NO.:	0439A075
PARCEL ADDRESS:	0400 AVILA ST, 305
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$455,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 12, 2011, at 1:30 p.m.

Present: Jeffrey Morris, Gregory Blaine and Lawrence Lee

Quorum present

Chairperson: Gregory Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0233	Leslie Watson	Written Stipulation Approved
2010-0413	Gail Maderis	Written Stipulation Approved
2010-0417	84 Vandewater LLC	Written Stipulation Approved
2010-0418	84 Vandewater LLC	Written Stipulation Approved
2010-0419	84 Vandewater LLC	Written Stipulation Approved
2010-0420	84 Vandewater LLC	Written Stipulation Approved
2010-0421	84 Vandewater LLC	Written Stipulation Approved
2010-0643	Jennifer Hailer	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1601	Prana Associates Twenty Two	Withdrawn
2009-0293	851 California, LLC	Withdrawn
2009-2931	Prana Investments	Withdrawn
2009-4945	Brannan Investors LP	Postponed
2009-4947	Brannan Investors LP	Postponed

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There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Tuesday, October 18, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 20, 2011

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, October 13, 2011 To Thursday, October 13, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1629
APPLICANT:	SEDGEWICK, DETERT, MORAN & ARNOLD LLP
PARCEL NO.:	2008200487
PARCEL ADDRESS:	00000001 0000MARKET STEUART TOWER , 8TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,844,183.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1861
APPLICANT:	BARCLAY'S GLOBAL INVESTORS
PARCEL NO.:	2008206907
PARCEL ADDRESS:	00000405 0000HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$19,161,309.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1862
APPLICANT:	BARCLAY'S GLOBAL INVESTORS
PARCEL NO.:	2008202552
PARCEL ADDRESS:	00000045 0000FREMONT ST, 3300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,353,160.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1863
APPLICANT:	BARCLAY'S GLOBAL INVESTORS
PARCEL NO.:	2008206900
PARCEL ADDRESS:	00000400 0000HOWARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$24,397,536.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1891
APPLICANT:	BANK OF CANTON
PARCEL NO.:	2008521026
PARCEL ADDRESS:	00000555 0000MONTGOMERY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,808,704.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2340
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900286
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$234,652.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2341
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900285
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$349,334.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2342
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900315
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$254,687.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1938
APPLICANT:	POTRERO HILL/KANSAS STREET
PARCEL NO.:	4030 031
PARCEL ADDRESS:	0655 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,373,762.00
APPLICANT'S OPINION:	$4,057,380.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1972
APPLICANT:	HRIBAR, ELIZABETH
PARCEL NO.:	1043 021
PARCEL ADDRESS:	0058 0060 IRIS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,849,327.00
APPLICANT'S OPINION:	$1,017,129.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1983
APPLICANT:	FANG DA CAMINO DEL MAR LLC
PARCEL NO.:	1307 001P
PARCEL ADDRESS:	0700 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,500,877.00
APPLICANT'S OPINION:	$4,126,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2013
APPLICANT:	BROYDO FAMILY TRUST
PARCEL NO.:	1020 070
PARCEL ADDRESS:	3439 SACRAMENTO ST, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,856.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2179
APPLICANT:	LEUNG, JIN PING
PARCEL NO.:	3148 004
PARCEL ADDRESS:	4592 4594 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$988,380.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2466
APPLICANT:	ANDRONICOS MARKETS INC.
PARCEL NO.:	2009200403
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,230,020.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2484
APPLICANT:	MCSWEENEY FAMILY TRUST
PARCEL NO.:	6618 050
PARCEL ADDRESS:	1598 DOLORES ST, #11
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,244,794.00
APPLICANT'S OPINION:	$1,027,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3454
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009200759
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,670,792.00
APPLICANT'S OPINION:	$8,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, October 13, 2011, at 1:30 p.m.

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Present: Mark Watts, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1938	Potrero Hill/Kansas St	Verbal Stipulation Approved
2009-1972	Elizabeth Hribar	Verbal Stipulation Approved
2009-1983	Fang Da Camino Del Mar LLC	Verbal Stipulation Approved
2009-2013	Broydo Family Trust	Verbal Stipulation Approved
2009-2484	McSweeney Family Trust	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1861	Barclay's Global Investors	Denied-No Show
2008-1862	Barclay's Global Investors	Denied-No Show
2008-1863	Barclay's Global Investors	Denied-No Show
2009-2466	Andronicos Markets Inc.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1629	Sedgewick, Detert, Moran	Postponed
2008-1891	Bank Of Canton	Withdrawn
2008-2340	Delta Dental Plan of California	Postponed
2008-2341	Delta Dental Plan of California	Postponed
2008-2342	Delta Dental Plan of California	Postponed

2009-2179	Jin Ping Leung	Withdrawn
2009-3454	Delta Dental Plan of California	Postponed

There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Monday, October 17, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 17, 2011

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, October 14, 2011 at 1:15 p.m.

Present: Diane Robinson, John McGary and Joyce Lewis

Quorum present

Chairperson: Diane Robinson, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:20 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 3:05 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6395	Headquarters Advertising Inc.	A.V.Lowered (Board)
2009-6396	Headquarters Advertising Inc.	A.V.Lowered (Board)
2009-6456	Headquarters Advertising Inc.	A.V.Lowered (Board)
2009-6457	Headquarters Advertising Inc.	A.V.Lowered (Board)
2009-6458	Headquarters Advertising Inc.	A.V.Lowered (Board)
2009-6459	Headquarters Advertising Inc.	A.V.Lowered (Board)
2010-1636	Headquarters Advertising Inc.	A.V.Lowered (Board)
2010-1637	Headquarters Advertising Inc.	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 3:10 p.m. recessed to reconvene Monday, October 17, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 18, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 17, 2011 To Monday, October 17, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2306
APPLICANT:	KWAN, ALLEN MAN NG
PARCEL NO.:	2307 019
PARCEL ADDRESS:	3138 SANTIAGO ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$387,373.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0236
APPLICANT:	JUAREZ, MARIO
PARCEL NO.:	3557 016
PARCEL ADDRESS:	3340 3342 16TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,593,000.00
APPLICANT'S OPINION:	$828,657.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3047
APPLICANT:	LAU, YEUK
PARCEL NO.:	8708 053
PARCEL ADDRESS:	0255 BERRY ST, #405
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$632,672.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4308
APPLICANT:	BORIRAK-CHANYAVAT, SID
PARCEL NO.:	1468 008
PARCEL ADDRESS:	0038 SHORE VIEW AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,325,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4546
APPLICANT:	NING, XINPING
PARCEL NO.:	6971B018
PARCEL ADDRESS:	1350 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$683,422.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4583
APPLICANT:	WANG, PEGGY
PARCEL NO.:	8708 030
PARCEL ADDRESS:	0255 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,034.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0031
APPLICANT:	CAMPOS, MARCOS
PARCEL NO.:	6024 045
PARCEL ADDRESS:	1011 BRAZIL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0218
APPLICANT:	LAU, HOK MING
PARCEL NO.:	5475 007
PARCEL ADDRESS:	6534V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$549,945.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0219
APPLICANT:	LAU, HOK MING
PARCEL NO.:	5475 007
PARCEL ADDRESS:	6534V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$560,943.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2267
APPLICANT:	HOLLOWAY, STANLEY
PARCEL NO.:	4969 007
PARCEL ADDRESS:	3236 INGALLS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$97,904.00
APPLICANT'S OPINION:	$32,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2281
APPLICANT:	GOOGLE, INC.
PARCEL NO.:	2010207178
PARCEL ADDRESS:	00000345 0000SPEAR ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$24,539,584.00
APPLICANT'S OPINION:	$3,786,678.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3592
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	0548 027
PARCEL ADDRESS:	1320 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,444,748.00
APPLICANT'S OPINION:	$1,600,564.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 17, 2011, at 1:30 p.m.

Present: Mark Watts, John McGary and Donna Crowder

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2306	Allen Man Ng Kwan	Submitted
2009-0236	Mario Juarez	Submitted
2009-4308	Sid Borirak-Chanyavat	Submitted
2009-4546	Xinping Ning	Submitted
2010-0031	Marcos Campos	Verbal Stipulation Approved
2010-0218	Hok Ming Lau	Submitted
2010-0219	Hok Ming Lau	Submitted
2010-3592	Gary McCauley	Submitted; board quorum of Members McGary and Crowder; Member Watts recused himself.

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3047	Yeuk Lau	Withdrawn
2009-4583	Peggy Wang	Postponed
2010-2267	Stanley Holloway	Withdrawn
2010-2281	Google, Inc.	Withdrawn

There being no further business, the Board, at the hour of 4:45 p.m., recessed to reconvene Friday, October 21, 2011 at 1:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 21, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1561
APPLICANT:	LAPIN ASSOCS
PARCEL NO.:	3780 072
PARCEL ADDRESS:	0850 0860 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,709,952.00
APPLICANT'S OPINION:	$4,413,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1730
APPLICANT:	JAPAN CENTER KABUKI I LLC
PARCEL NO.:	0701 002
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,499,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1731
APPLICANT:	JAPAN CENTER KABUKI I LLC
PARCEL NO.:	0701 001
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,426,000.00
APPLICANT'S OPINION:	$5,800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2442
APPLICANT:	MONTICELLO HOTEL, LLC
PARCEL NO.:	0330 023
PARCEL ADDRESS:	0119 0139 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,473,599.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0327
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,215,703.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0328
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,438,469.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0813
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,183,480.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1532
APPLICANT:	PRIME PROPERTIES B10 DE LLC
PARCEL NO.:	0272 014
PARCEL ADDRESS:	0795 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,238,499.00
APPLICANT'S OPINION:	$12,585,681.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1995
APPLICANT:	UNION PROPERTY CAPITAL LLC
PARCEL NO.:	0311 005
PARCEL ADDRESS:	0660 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,022,790.00
APPLICANT'S OPINION:	$8,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5579
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,439,554.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5580
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,138,345.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5581
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,807,237.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6143
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,630,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6144
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,911,021.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6145
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,949,241.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0333
APPLICANT:	LEE, MARION
PARCEL NO.:	3776 196
PARCEL ADDRESS:	0555 04TH ST, #422
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$536,000.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0589
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,138,016.00
APPLICANT'S OPINION:	$10,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3209
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,614,284.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3211
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 033
PARCEL ADDRESS:	0440 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,123,076.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3214
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,945,150.00
APPLICANT'S OPINION:	$500,530.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 18, 2011, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0333	Marion Lee	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1561	Lapin Assocs	Withdrawn
2008-1730	Japan Center Kabuki I LLC	Withdrawn
2008-1731	Japan Center Kabuki I LLC	Withdrawn
2008-2442	Monticello Hotel, LLC	Withdrawn
2009-0327	Smith-Brennan Properties	Postponed
2009-0328	Smith-Brennan Properties	Postponed
2009-0813	Smith-Brennan Properties	Postponed
2009-1532	Prime Properties B10 De LLC	Postponed
2009-1995	Union Property Capital LLC	Postponed
2009-5579	Smith-Brennan Properties	Postponed
2009-5580	Smith-Brennan Properties	Postponed
2009-5581	Smith-Brennan Properties	Postponed
2009-6143	BRM Bakersfield LLC	Postponed
2009-6144	Byron Meyer	Postponed
2009-6145	Byron Meyer	Postponed
2010-0589	Smith-Brennan Properties	Postponed
2010-3209	BRM Bakersfield LLC	Postponed
2010-3211	BRM Bakersfield LLC	Postponed
2010-3214	Byron Meyer	Postponed

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There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Tuesday, November 1, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 20, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 20, 2011 To Thursday, October 20, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1536
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$160,312,353.00
APPLICANT'S OPINION:	$48,089,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1579
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$143,377,802.00
APPLICANT'S OPINION:	$43,009,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0334
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$157,850,000.00
APPLICANT'S OPINION:	$47,350,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0335
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$157,850,000.00
APPLICANT'S OPINION:	$47,350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0337
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$163,988,828.00
APPLICANT'S OPINION:	$51,278,828.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0961
APPLICANT:	ONE CALIFORNIA STREET PARTNERS c/o SHORENSTEIN REALTY
PARCEL NO.:	0264 004
PARCEL ADDRESS:	0001 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$162,340,945.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2386
APPLICANT:	HINES-SUMISEL US CORE OFFICE PROPERTIES
PARCEL NO.:	3708 096
PARCEL ADDRESS:	0055 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$158,468,066.00
APPLICANT'S OPINION:	$104,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2387
APPLICANT:	HINES-SUMISEL US CORE OFFICE PROPERTIES
PARCEL NO.:	3721 089
PARCEL ADDRESS:	0101 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$152,189,960.00
APPLICANT'S OPINION:	$107,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2782
APPLICANT:	PPF OFF 345 SPEAR STREET, LP
PARCEL NO.:	3744 003
PARCEL ADDRESS:	0345 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$139,115,163.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2783
APPLICANT:	PPF OFF 345 SPEAR STREET, LP
PARCEL NO.:	3744 005
PARCEL ADDRESS:	0002 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,164,567.00
APPLICANT'S OPINION:	$66,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3290
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$167,087,445.00
APPLICANT'S OPINION:	$50,116,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3372
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$146,245,357.00
APPLICANT'S OPINION:	$43,869,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 20, 2011, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2386	Hines-Sumisel US Core Office	Verbal Stipulation Approved
2009-2387	Hines-Sumisel US Core Office	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1536	RP/Kinetic Parc 55 Owner LLC	Withdrawn
2008-1579	Wells Fargo Bank	Withdrawn
2009-0334	RP/Kinetic Parc 55 Owner LLC	Withdrawn
2009-0335	RP/Kinetic Parc 55 Owner LLC	Withdrawn
2009-0337	RP/Kinetic Parc 55 Owner LLC	Withdrawn
2009-0961	One California Street Partner	Postponed
2009-2782	PPF OFF 345 Spear Street, LP	Withdrawn
2009-2783	PPF OFF 345 Spear Street, LP	Withdrawn
2009-3290	RP/Kinetic Parc 55 Owner LLC	Postponed
2009-3372	Wells Fargo (Lessee)	Withdrawn

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Tuesday, November 1, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 1, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, OCTOBER 21, 2011
1:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2008-2306

APPLICANT:	ALLEN MAN NG KWAN
PARCEL NO.:	2307 019
PARCEL ADDRESS:	3138 Santiago Street,
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$387,373.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLIMENTAL

B. APPLICATION: 2009-0236

APPLICANT:	MARIO JUAREZ
PARCEL NO.:	3557 016
PARCEL ADDRESS:	3340-16th Street,
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$1,593,000.00
APPLICANT'S REVISED OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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C. APPLICATION: 2009-4308

APPLICANT:	SID BORIRAK-CHANYAVAT
PARCEL NO.:	1468 008
PARCEL ADDRESS:	38 Shore View AVE,
TOPIC:	Base Year/change in Ownership
CURRENT ASSESSMENT:	$2,325,000.00
APPLICANT'S REVISED OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

D. APPLICATION: 2009-4546

APPLICANT:	XINPING NING
PARCEL NO.:	6971B018
PARCEL ADDRESS:	1350 Cayuga Ave,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$683,422.00
APPLICANT'S REVISED OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E. APPLICATION: 2010-0218

APPLICANT:	HOK MING LAU
PARCEL NO.:	5475 007
PARCEL ADDRESS:	6534 – 3rd Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$549,945.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

F. APPLICATION: 2010-0219

APPLICANT:	HOK MING LAU
PARCEL NO.:	5475 007
PARCEL ADDRESS:	6534 – 3rd Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$560,943.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

G. APPLICATION: 2010-3592

APPLICANT:	HOK MING LAU
PARCEL NO.:	0548 027
PARCEL ADDRESS:	1320 Green Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$549,945.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, October 21, 2011 at 1:00 p.m.

Present: Mark Watts, John McGary and Donna Crowder

Quorum present

Chairperson: Mark Watts, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:05 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 2:10 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2306	Allen Man Ng Kwan	Denied
2009-0236	Mario Juarez	A.V.Lowered (Board)
2009-4308	Sid Borirak-Chanyavat	A.V.Lowered (Board)
2009-4546	Xinping Ning	A.V.Lowered (Board)
2010-0218	Hok Ming Lau	A.V.Lowered (Board)
2010-0219	Hok Ming Lau	A.V.Lowered (Board)
2010-3592	Gary McCauley	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 2:20 p.m. recessed to reconvene Monday, October 24, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 21, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 24, 2011 To Monday, October 24, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0066
APPLICANT:	PALM, CHRIS
PARCEL NO.:	0912 003
PARCEL ADDRESS:	1890 JEFFERSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,719,223.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0086
APPLICANT:	VU-NGOC, THO THI
PARCEL NO.:	3603 082
PARCEL ADDRESS:	4153 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,558.00
APPLICANT'S OPINION:	$566,031.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0088
APPLICANT:	CHIU, LEUNG
PARCEL NO.:	6357 022
PARCEL ADDRESS:	0306 ARGONAUT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$506,455.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0095
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,107,681.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0120
APPLICANT:	YOUNG, HELEN
PARCEL NO.:	1349 001
PARCEL ADDRESS:	0001 0007 09TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$751,420.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0121
APPLICANT:	YOUNG, HELEN
PARCEL NO.:	1349 001
PARCEL ADDRESS:	0001 0007 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$759,599.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0126
APPLICANT:	NAUGHTON, SEAN
PARCEL NO.:	4075 040
PARCEL ADDRESS:	0787 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0161
APPLICANT:	BULGARI CORPORATION
PARCEL NO.:	2010208732
PARCEL ADDRESS:	00000200 0000STOCKTON ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$18,602,823.00
APPLICANT'S OPINION:	$3,638,308.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0185
APPLICANT:	AGRAWAL, RAVIN
PARCEL NO.:	1326 012
PARCEL ADDRESS:	0060 MCLAREN AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,785,000.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0193
APPLICANT:	AGRAWAL, RAVIN
PARCEL NO.:	1326 012
PARCEL ADDRESS:	0060 MCLAREN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,684,561.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0212
APPLICANT:	PARK, JOAN
PARCEL NO.:	5511 005
PARCEL ADDRESS:	0111 0113 HOLLADAY AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$696,507.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0243
APPLICANT:	KRIEGER, DON
PARCEL NO.:	0979 027
PARCEL ADDRESS:	2727 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,297,197.00
APPLICANT'S OPINION:	$1,992,555.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0254
APPLICANT:	HUANG, RU MING
PARCEL NO.:	3212 001
PARCEL ADDRESS:	0201 SANTA YNEZ AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$760,000.00
APPLICANT'S OPINION:	$680,556.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0278
APPLICANT:	SOKOL, SYLVIA
PARCEL NO.:	2700 044
PARCEL ADDRESS:	0117 CASELLI AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,335,000.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0283
APPLICANT:	ALBERTS, ROBERT
PARCEL NO.:	1435 020
PARCEL ADDRESS:	3946 3954 GEARY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$752,185.00
APPLICANT'S OPINION:	$242,482.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5344
APPLICANT:	ALBERTS, ROBERT
PARCEL NO.:	1435 020
PARCEL ADDRESS:	3946 3954 GEARY BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$755,628.00
APPLICANT'S OPINION:	$239,250.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 24, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0120	Helen Young	A.V.Lowered (Board)
2010-0121	Helen Young	Denied
2010-0243	Don Krieger	Verbal Stipulation Approved
2010-0278	Sylvia Sokol	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0086	Tho Thi Vu-Ngóc	Denied-No Show
2010-0126	Sean Naughton	Denied-No Show
2010-0161	Bulgari Corporation	Denied-No Show
2010-0254	Ru Ming Huang	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0066	Chris Palm	Postponed
2010-0088	Leung Chiu	Withdrawn
2010-0095	Wai Fung Trading Corp	Postponed
2010-0185	Ravin Agrawal	Withdrawn
2010-0193	Ravin Agrawal	Withdrawn

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2010-0212	Joan Park	Postponed
2010-0283	Robert Alberts	Postponed
2010-5344	Robert Alberts	Postponed

There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene Monday, October 31, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 2, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 31, 2011 To Monday, October 31, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0495
APPLICANT:	BRADLEY, BARBARA
PARCEL NO.:	5688 031
PARCEL ADDRESS:	0045 PUTNAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6310
APPLICANT:	HSU, ANDY
PARCEL NO.:	8720 074
PARCEL ADDRESS:	0325 CHINA BASIN ST, #415
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$965,500.00
APPLICANT'S OPINION:	$799,900.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6320
APPLICANT:	SERRA, GEORGE
PARCEL NO.:	8702 118
PARCEL ADDRESS:	0250 KING ST, #1414
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$640,000.00
APPLICANT'S OPINION:	$521,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6350
APPLICANT:	CHANG, PHILIP
PARCEL NO.:	8720 055
PARCEL ADDRESS:	0325 CHINA BASIN ST, #313
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$875,000.00
APPLICANT'S OPINION:	$770,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6351
APPLICANT:	CHANG, PHILIP
PARCEL NO.:	8720 055
PARCEL ADDRESS:	0325 CHINA BASIN ST, #313
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$875,000.00
APPLICANT'S OPINION:	$597,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6442
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$750,950.00
APPLICANT'S OPINION:	$691,560.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6544
APPLICANT:	BRADLEY, BARBARA
PARCEL NO.:	5688 031
PARCEL ADDRESS:	0045 PUTNAM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$790,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6545
APPLICANT:	BRADLEY, BARBARA
PARCEL NO.:	5688 031
PARCEL ADDRESS:	0045 PUTNAM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$790,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6635
APPLICANT:	ALBERTSONS #7122
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$18,300,000.00
APPLICANT'S OPINION:	$9,150,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0665
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$734,409.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0666
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$764,510.00
APPLICANT'S OPINION:	$691,560.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0667
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$749,232.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0846
APPLICANT:	HSU, ANDY
PARCEL NO.:	8720 074
PARCEL ADDRESS:	0325 CHINA BASIN ST, #415
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$963,211.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2502
APPLICANT:	BRADLEY, BARBARA
PARCEL NO.:	5688 031
PARCEL ADDRESS:	0045 PUTNAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$778,000.00
APPLICANT'S OPINION:	$465,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3321
APPLICANT:	FRESH AND EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,786,040.00
APPLICANT'S OPINION:	$8,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 31, 2011, at 1:30 p.m.

Present: Meg Ruxton, Mervin Conlan and Donna Crowder

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0495	Barbara Bradley	Verbal Stipulation Approved
2009-6310	Andy Hsu	A.V.Lowered (Board)
2009-6320	George Serra	A.V.Lowered (Board)
2009-6350	Philip Chang	A.V.Lowered (Board) by a quorum of Members Ruxton and Conlan; Member Crowder recused herself.
2009-6351	Philip Chang	A.V.Lowered (Board) by a quorum of Members Ruxton and Conlan; Member Crowder recused herself.
2009-6544	Barbara Bradley	Verbal Stipulation Approved
2009-6545	Barbara Bradley	Verbal Stipulation Approved
2010-0846	Andy Hsu	A.V.Lowered (Board)
2010-2502	Barbara Bradley	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6442	Shirley Xu	Postponed
2009-6635	Albertsons #7122	Postponed
2010-0665	Shirley Xu	Postponed
2010-0666	Shirley Xu	Postponed
2010-0667	Shirley Xu	Postponed
2010-3321	Fresh and Easy Neighborhood	Postponed

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There being no further business, the Board, at the hour of 4:05 p.m., recessed to reconvene Wednesday, November 2, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 2, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, November 01, 2011 To Tuesday, November 01, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6401
APPLICANT:	MERIGAN FAMILY I LP
PARCEL NO.:	0482 010
PARCEL ADDRESS:	1626 CHESTNUT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,750,000.00
APPLICANT'S OPINION:	$1,680,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6402
APPLICANT:	MERIGAN FAMILY I LP
PARCEL NO.:	0605 018C
PARCEL ADDRESS:	2440 2444 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6403
APPLICANT:	MERIGAN FAMILY I LP
PARCEL NO.:	0438A006
PARCEL ADDRESS:	3759 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$2,460,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6404
APPLICANT:	MERIGAN FAMILY I LP
PARCEL NO.:	0438A029
PARCEL ADDRESS:	0074 RETIRO WAY,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,200,000.00
APPLICANT'S OPINION:	$1,360,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6405
APPLICANT:	MERIGAN FAMILY I LP
PARCEL NO.:	0471 002
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,050,000.00
APPLICANT'S OPINION:	$1,640,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6409
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6410
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6465
APPLICANT:	FLATIRON BUILDING, LLC
PARCEL NO.:	0291 001
PARCEL ADDRESS:	0540 0548 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,625,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6466
APPLICANT:	SUTTER/STOCKTON, LLC
PARCEL NO.:	0294 015
PARCEL ADDRESS:	0391 0399 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$12,250,000.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6472
APPLICANT:	FLATIRON BUILDING, LLC
PARCEL NO.:	0291 001
PARCEL ADDRESS:	0540 0548 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,625,000.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6473
APPLICANT:	FLATIRON BUILDING, LLC
PARCEL NO.:	0291 001
PARCEL ADDRESS:	0540 0548 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,777,500.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6474
APPLICANT:	SUTTERS/STOCKTON LLC
PARCEL NO.:	0294 015
PARCEL ADDRESS:	0391 0399 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,495,000.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6475
APPLICANT:	SUTTER/STOCKTON, LLC
PARCEL NO.:	0294 015
PARCEL ADDRESS:	0391 0399 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,744,900.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6509
APPLICANT:	MACQUARIE 55 NINTH STREET, INC.
PARCEL NO.:	3701 066
PARCEL ADDRESS:	0055 09TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$16,983,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6638
APPLICANT:	1108 STOCKTON ST., LLC
PARCEL NO.:	0178 012
PARCEL ADDRESS:	1108 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,215,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6639
APPLICANT:	1108 STOCKTON ST., LLC
PARCEL NO.:	0178 012
PARCEL ADDRESS:	1108 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,215,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6641
APPLICANT:	PUBLIC POLICY INSTITUTE OF CA
PARCEL NO.:	0196 023
PARCEL ADDRESS:	0500 WASHINGTON ST,
TOPIC:	
CURRENT ASSESSMENT:	$29,550,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6642
APPLICANT:	PUBLIC POLICY INSTITUTE OF CA
PARCEL NO.:	0196 023
PARCEL ADDRESS:	0500 WASHINGTON ST,
TOPIC:	
CURRENT ASSESSMENT:	$23,530,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6656
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 009
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,600.00
APPLICANT'S OPINION:	$1,145,552.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6657
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 003
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,010,000.00
APPLICANT'S OPINION:	$8,092,048.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6658
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 006
PARCEL ADDRESS:	0221 0225 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,363,600.00
APPLICANT'S OPINION:	$2,449,957.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6659
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 008
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,600.00
APPLICANT'S OPINION:	$1,187,627.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6660
APPLICANT:	VILLA FLORENCE HOTEL, LLC
PARCEL NO.:	0315 007
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,161,600.00
APPLICANT'S OPINION:	$1,162,871.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, November 1, 2011, at 9:30 a.m.

Present: Jeff Morris, Greg Blaine and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6475	Sutter/Stockton, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6401	Merigan Family LP	Postponed
2009-6402	Merigan Family LP	Postponed
2009-6403	Merigan Family LP	Postponed
2009-6404	Merigan Family LP	Postponed
2009-6405	Merigan Family LP	Postponed
2009-6409	Byron Meyer	Withdrawn
2009-6410	Byron Meyer	Withdrawn
2009-6465	Flatiron Building, LLC	Withdrawn
2009-6466	Sutter/Stockton, LLC	Withdrawn
2009-6472	Flatiron Building, LLC	Withdrawn
2009-6473	Flatiron Building, LLC	Withdrawn
2009-6474	Sutter/Stockton, LLC	Withdrawn

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2009-6509	Macquarie 55 Ninth Street, Inc	Postponed
2009-6638	1108 Stockton St, LLC	Postponed
2009-6639	1108 Stockton St, LLC	Postponed
2009-6641	Public Policy Institute of CA	Withdrawn
2009-6642	Public Policy Institute of CA	Withdrawn
2009-6656	Villa Florence Hotel, LLC	Postponed
2009-6657	Villa Florence Hotel, LLC	Postponed
2009-6658	Villa Florence Hotel, LLC	Postponed
2009-6659	Villa Florence Hotel, LLC	Postponed
2009-6660	Villa Florence Hotel, LLC	Postponed

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Wednesday, November 9, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 9, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, November 02, 2011 To Wednesday, November 02, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1360
APPLICANT:	FOGARTY, PETER
PARCEL NO.:	1880 017
PARCEL ADDRESS:	1573 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,125,000.00
APPLICANT'S OPINION:	$958,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1361
APPLICANT:	FOGARTY, PETER
PARCEL NO.:	1880 017
PARCEL ADDRESS:	1573 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$852,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3857
APPLICANT:	WELTCHEK, PETER
PARCEL NO.:	0991 009
PARCEL ADDRESS:	3926 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,825,000.00
APPLICANT'S OPINION:	$2,118,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4445
APPLICANT:	WELTCHEK, PETER
PARCEL NO.:	0991 009
PARCEL ADDRESS:	3926 CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,825,000.00
APPLICANT'S OPINION:	$2,118,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0002
APPLICANT:	WU, SHENG
PARCEL NO.:	2385 040
PARCEL ADDRESS:	2414 2416 41ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$849,699.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0025
APPLICANT:	ZHENG, HONG
PARCEL NO.:	3011 078
PARCEL ADDRESS:	0175 SAN PABLO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,281,945.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0027
APPLICANT:	CARCACH, MANUEL
PARCEL NO.:	6964 004A
PARCEL ADDRESS:	0109 NAVAJO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$787,000.00
APPLICANT'S OPINION:	$538,262.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0050
APPLICANT:	WONG, CHOI YUK
PARCEL NO.:	2197 002W
PARCEL ADDRESS:	2150 21ST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$877,911.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0051
APPLICANT:	WONG, CHOI YUK
PARCEL NO.:	2197 002W
PARCEL ADDRESS:	2150 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$840,000.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0062
APPLICANT:	GUEVARA, JOSE
PARCEL NO.:	6303 034
PARCEL ADDRESS:	0725 DELTA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$509,283.00
APPLICANT'S OPINION:	$425,406.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, November 2, 2011, at 1:30 p.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1360	Peter Fogarty	Denied
2009-1361	Peter Fogarty	A.V.Lowered (Board)
2010-0002	Sheng Wu	Denied
2010-0025	Hong Zheng	A.V.Lowered (Board)
2010-0027	Manuel Carcach	A.V.Lowered (Assessor)
2010-0050	Choi Yuk Wong	Denied
2010-0051	Choi Yuk Wong	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0062	Jose Guevara	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3857	Peter Weltchek	Postponed
2009-4445	Peter Weltchek	Postponed

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There being no further business, the Board, at the hour of 4:05 p.m., recessed to reconvene Friday, November 4, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, November 04, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, November 04, 2011 To Friday, November 04, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6483
APPLICANT:	LIN, WAN QUAN
PARCEL NO.:	6156 004A
PARCEL ADDRESS:	3130 3132 SAN BRUNO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$925,000.00
APPLICANT'S OPINION:	$770,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6484
APPLICANT:	LIN, WAN QUAN
PARCEL NO.:	6156 004A
PARCEL ADDRESS:	3130 3132 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$943,500.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6613
APPLICANT:	BICE, LOLA
PARCEL NO.:	6561 010
PARCEL ADDRESS:	4326 CESAR CHAVEZ ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$970,066.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0180
APPLICANT:	FRANK, CARLA
PARCEL NO.:	8720 033
PARCEL ADDRESS:	0330 MISSION BAY BLVD, #116
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$960,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0190
APPLICANT:	HAWK, JEANINE
PARCEL NO.:	3174 012
PARCEL ADDRESS:	0049 WESTWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$857,539.00
APPLICANT'S OPINION:	$675,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0249
APPLICANT:	CHEW, JEAN
PARCEL NO.:	5980 013E
PARCEL ADDRESS:	0250 2520 BURROWS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,038,360.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0250
APPLICANT:	CHEW, JEAN
PARCEL NO.:	5980 013E
PARCEL ADDRESS:	0250 2520 BURROWS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,018,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0717
APPLICANT:	REIS, ARTHUR
PARCEL NO.:	3509 029
PARCEL ADDRESS:	0061 0063A GRACE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,487,625.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, November 4, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6483	Wan Quan Lin	Continued to 11/7/11 at 1:30 pm
2009-6484	Wan Quan Lin	Continued to 11/7/11 at 1:30 pm
2009-6613	Lola Bice	Continued to 11/7/11 at 1:30 pm
2010-0180	Carla Frank	Continued to 11/7/11 at 1:30 pm
2010-0190	Jeanine Hawk	Verbal Stipulation Approved
2010-0249	Jean Chew	Continued to 11/7/11 at 1:30 pm
2010-0250	Jean Chew	Continued to 11/7/11 at 1:30 pm
2010-0717	Arthur Reis	Continued to 11/7/11 at 1:30 pm

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene Monday, November 7, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 8, 2011

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, November 7, 2011, at 1:30 p.m.

Present: Mervin Conlan, John McGary and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:35 p.m. to deliberate the valuation for below listed applications.

At the hour of 3:21 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6483	Wan Quan Lin	A.V. Lowered (Board)
2009-6484	Wan Quan Lin	A.V. Lowered (Board)
2009-6613	Lola Bice	Remains under submission; Board instructed Clerk to issue letter to parties requesting additional information.
2010-0180	Carla Frank	A.V. Lowered (Board)
2010-0249	Jean Chew	Denied
2010-0250	Jean Chew	A.V. Lowered (Board)
2010-0717	Arthur Reis	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 3:28 p.m. recessed to reconvene Tuesday, November 8, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 8, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, November 08, 2011 To Tuesday, November 08, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0261
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$512,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0262
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$512,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0263
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$522,240.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0264
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 053
PARCEL ADDRESS:	0056 ISIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$521,002.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0265
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,538,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0266
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,538,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0267
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,760.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0268
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	3522 054
PARCEL ADDRESS:	0070 13TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,565,041.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2252
APPLICANT:	FORTH, SANGITA
PARCEL NO.:	2879 007
PARCEL ADDRESS:	0040 MERCED AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2259
APPLICANT:	LAM, MARY
PARCEL NO.:	7012 035
PARCEL ADDRESS:	0052 ASHTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2274
APPLICANT:	PERLSTEIN, ALFRED
PARCEL NO.:	4221A002
PARCEL ADDRESS:	0009 CAIRE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$674,657.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2291
APPLICANT:	QUAN, WILLIAM
PARCEL NO.:	1435 013B
PARCEL ADDRESS:	3900 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,746,719.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2292
APPLICANT:	LENDVAY, JOHN
PARCEL NO.:	3169 008
PARCEL ADDRESS:	0557 WILDWOOD WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$966,315.00
APPLICANT'S OPINION:	$815,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2299
APPLICANT:	KORNGOLD, EFREM
PARCEL NO.:	6548 064
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$628,589.00
APPLICANT'S OPINION:	$527,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2369
APPLICANT:	LU, WINNY
PARCEL NO.:	1829 042
PARCEL ADDRESS:	1414 1416 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,251,002.00
APPLICANT'S OPINION:	$1,110,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2396
APPLICANT:	KOMATER, MARK
PARCEL NO.:	3509 015
PARCEL ADDRESS:	0151 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,011,516.00
APPLICANT'S OPINION:	$1,632,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, November 8, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2274	Alfed Perlstein	A.V.Lowered (Board)
2010-2291	William Quan	Verbal Stipulation Approved
2010-2292	John Lendvay	Verbal Stipulation Approved
2010-2299	Efred Korngold	Verbal Stipulation Approved
2010-2369	Winny Lu	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2252	Sangita Forth	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0261	Mahmoud Larizadeh	Postponed
2010-0262	Mahmoud Larizadeh	Postponed
2010-0263	Mahmoud Larizadeh	Postponed
2010-0264	Mahmoud Larizadeh	Postponed
2010-0265	Mahmoud Larizadeh	Postponed
2010-0266	Mahmoud Larizadeh	Postponed

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2010-0267	Mahmoud Larizadeh	Postponed
2010-0268	Mahmoud Larizadeh	Postponed
2010-2259	Mary Lam	Withdrawn
2010-2396	Mark Komater	Withdrawn

There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Thursday, November 10, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, November 10, 2011.

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Fax: (415) 554-6775
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, November 09, 2011 To Wednesday, November 09, 2011
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0101
APPLICANT:	KING, ANDREW
PARCEL NO.:	5339 015
PARCEL ADDRESS:	1623 QUESADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$787,271.00
APPLICANT'S OPINION:	$485,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0258
APPLICANT:	PAGE, PAUL
PARCEL NO.:	6203 050
PARCEL ADDRESS:	0029 TUCKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$464,000.00
APPLICANT'S OPINION:	$377,609.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0327
APPLICANT:	CHAN, CHRISTINE
PARCEL NO.:	2375 003
PARCEL ADDRESS:	2323 46TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$814,320.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0336
APPLICANT:	PAI, AMARNATH
PARCEL NO.:	4037 042
PARCEL ADDRESS:	0309 MISSOURI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$712,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0743
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3722 301
PARCEL ADDRESS:	0188 MINNA ST, 29A
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,635,970.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0744
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3722 301
PARCEL ADDRESS:	0188 MINNA ST, 29A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,654,112.00
APPLICANT'S OPINION:	$1,986,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0745
APPLICANT:	SHIGEZANE, MICHAEL
PARCEL NO.:	3722 306
PARCEL ADDRESS:	0188 MINNA ST, 29F
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,843,304.00
APPLICANT'S OPINION:	$1,525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0820
APPLICANT:	DEVINE, BRENDAN
PARCEL NO.:	0732 049
PARCEL ADDRESS:	1310 FILLMORE ST, #405
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$544,915.00
APPLICANT'S OPINION:	$492,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0858
APPLICANT:	LIM, CHRISTOPHER
PARCEL NO.:	0260 063
PARCEL ADDRESS:	0201 SANSOME ST, 1101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$860,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0961
APPLICANT:	CHAU, EDWIN
PARCEL NO.:	6410 001B
PARCEL ADDRESS:	0816 LONDON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$713,193.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1107
APPLICANT:	KING, DAVID
PARCEL NO.:	0911 039
PARCEL ADDRESS:	3734 BRODERICK ST, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,241,842.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, November 9, 2011, at 9:30 a.m.

Present: Jeff Morris, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0336	Amarnath Pai	Verbal Stipulation Approved
2010-0820	Brendan Devine	A.V.Lowered (Board)
2010-0858	Christopher Lim	A.V.Lowered (Board)
2010-0961	Edwin Chau	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0258	Paul Page	Denied-No Show
2010-0327	Christine Chan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0101	Andrew King	Postponed
2010-0743	Shirley Hwang	Postponed
2010-0744	Shirley Hwang	Postponed
2010-0745	Michael Shigezane	Postponed
2010-1107	Daving King	Postponed

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There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Wednesday, November 30, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 21, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 10, 2011 To Thursday, November 10, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0282
APPLICANT:	DANILER, GIA
PARCEL NO.:	1260 025
PARCEL ADDRESS:	0108 0112 DIVISADERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,736,279.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0285
APPLICANT:	WONG, HENDRICK
PARCEL NO.:	1824 052
PARCEL ADDRESS:	2445 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,896,518.00
APPLICANT'S OPINION:	$1,302,640.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0298
APPLICANT:	CHEN, SIMON
PARCEL NO.:	0987 019
PARCEL ADDRESS:	3559 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,198,908.00
APPLICANT'S OPINION:	$3,792,250.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0312
APPLICANT:	QUACH, MICHAEL
PARCEL NO.:	6932 003
PARCEL ADDRESS:	0245 ASHTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$843,458.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0313
APPLICANT:	MITZU PRINTING, INC.
PARCEL NO.:	2010208274
PARCEL ADDRESS:	00000669 0000MISSISSIPPI ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$388,242.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0325
APPLICANT:	CHEN, YONG
PARCEL NO.:	5334 007
PARCEL ADDRESS:	2120 REVERE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$394,415.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0339
APPLICANT:	CHUNG, HOWARD
PARCEL NO.:	1064 015A
PARCEL ADDRESS:	0161 0163 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,247,437.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0347
APPLICANT:	PADILLA, ROBERT
PARCEL NO.:	1584 020
PARCEL ADDRESS:	0627 41ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,577,253.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0401
APPLICANT:	HOFFMAN, RUDOLPH
PARCEL NO.:	2347 026B
PARCEL ADDRESS:	2306 2312 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,141,726.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0429
APPLICANT:	MCDEVITT, BRENDAN
PARCEL NO.:	2010650752
PARCEL ADDRESS:	B75
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$26,113.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0438
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	3525 057
PARCEL ADDRESS:	0479 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0439
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	3525 057
PARCEL ADDRESS:	0479 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,224,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0450
APPLICANT:	YASUHIRO, IWATA
PARCEL NO.:	2010401170
PARCEL ADDRESS:	00000001 0000FERRY BLDG , 45
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$1,135,933.00
APPLICANT'S OPINION:	$1,135,933.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0478
APPLICANT:	ORDANO FAMILY, LTP
PARCEL NO.:	1379 013
PARCEL ADDRESS:	0171 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,310,534.00
APPLICANT'S OPINION:	$2,501,080.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0491
APPLICANT:	GUAN, HUI
PARCEL NO.:	6019 034
PARCEL ADDRESS:	0374 NAPLES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$630,901.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, November 10, 2011, at 1:34 p.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0285	Hendrick Wong	A.V.Lowered (Assessor)
2010-0312	Michael Quach	A.V.Lowered (Board)
2010-0325	Yong Chen	A.V.Lowered (Assessor)
2010-0339	Howard Chung	Verbal Stipulation Approved
2010-0347	Robert Padilla	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2007 and 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0282	Gia Daniler	Denied-No Show
2010-0478	Ordano Family, Ltp	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0298	Simon Chen	Postponed
2010-0313	Mitzu Printing, Inc.	Withdrawn
2010-0401	Rudolph Hoffman	Postponed
2010-0429	Brendan McDevitt	Withdrawn
2010-0438	Mosser, Charles Estate of	Withdrawn
2010-0439	Mosser, Charles Estate of	Withdrawn
2010-0450	Iwata Yasuhiro	Withdrawn
2010-0491	Hui Guan	Postponed

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There being no further business, the Board, at the hour of 4:50 p.m., recessed to reconvene Monday, November 21, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 21, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 14, 2011 To Monday, November 14, 2011
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3235
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 105
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	To amend appeal
CURRENT ASSESSMENT:	$34,941,286.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3236
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 155
PARCEL ADDRESS:	0315 0327 04TH ST,
TOPIC:	To amend appeal
CURRENT ASSESSMENT:	$9,389,226.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3237
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 112
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	To amend appeal
CURRENT ASSESSMENT:	$1,567,401.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4553
APPLICANT:	GOLIB, NARCISO
PARCEL NO.:	3283 028
PARCEL ADDRESS:	0112 DORADO TER,
TOPIC:	Reinstate application
CURRENT ASSESSMENT:	$944,473.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4817
APPLICANT:	LU, THANH
PARCEL NO.:	1143 005A
PARCEL ADDRESS:	3041 3043 TURK BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$618,592.00
APPLICANT'S OPINION:	$378,178.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0353
APPLICANT:	DENG, XIAO HUA
PARCEL NO.:	6407 001C
PARCEL ADDRESS:	0920 MADRID ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$787,000.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0459
APPLICANT:	TAN, LI FANG
PARCEL NO.:	6407 001C
PARCEL ADDRESS:	0920 MADRID ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$802,200.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0460
APPLICANT:	TAN, LI FANG
PARCEL NO.:	6407 001C
PARCEL ADDRESS:	0920 MADRID ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$722,540.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0997
APPLICANT:	STRIKE, JONATHAN
PARCEL NO.:	0667 033
PARCEL ADDRESS:	1452 BUSH ST, # 10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$765,512.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2131
APPLICANT:	BLEU, THIEU
PARCEL NO.:	3564 013
PARCEL ADDRESS:	0360 SANCHEZ ST, #3
TOPIC:	Reinstate application
CURRENT ASSESSMENT:	$1,403,825.00
APPLICANT'S OPINION:	$912,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3339
APPLICANT:	HARPHAM, SARAH
PARCEL NO.:	0045 051
PARCEL ADDRESS:	0763 BAY ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$1,535,000.00
APPLICANT'S OPINION:	$1,125,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5809
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$337,439.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5810
APPLICANT:	LAWRENCE, LEONA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$337,439.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5121
APPLICANT:	KHA, HUNG KIM
PARCEL NO.:	6273 019
PARCEL ADDRESS:	0567 LONDON ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5122
APPLICANT:	YAMAMOTO, CANDICE
PARCEL NO.:	1169 034
PARCEL ADDRESS:	0020 0022 PARSONS ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$301,797.00
APPLICANT'S OPINION:	$53,598.00
TAXABLE YEAR:	1997
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 14, 2011, at 1:35 p.m.

Present: Lawrence Lee, Richard Lee and Mark Watts

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3235	795 Folsom, LLC	Approved amending application for appeal on the 2009 escape assessment; 2-1 vote with Member Richard Lee voting to deny.
2009-3236	795 Folsom, LLC	Same as above.
2009-3237	795 Folsom, LLC	Same as above.
2009-4553	Narciso Golib	Application reinstated.
2009-4817	Thanh Lu	Submitted.
2010-0353	Xiao Hua Deng	Postponed by agent at hearing.
2010-0459	Li Fang Tan	Submitted.
2010-0460	Li Fang Tan	Submitted.
2010-0997	Jonathan Strike	Submitted.
2010-2131	Thieu Bleu	Application reinstated.
2010-3339	Sarah Harpham	Application reinstated.
2010-5809	Leona Lawrence	Denied; not accepted as timely filed; 2-1 vote with Member Lawrence Lee voting to accept.
2010-5810	Leona Lawrence	Same as above.
2011-5121	Hung Kim Kha	Accepted as timely filed; 2-1 vote with Member Richard Lee voting to deny.
2011-5122	Candice Yamamoto	Denied; not accepted as timely filed.

There being no further business, the Board, at the hour of 4:36 p.m., recessed to reconvene Monday, November 21, 2011 at 12:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, January 10, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, November 21, 2011 To Monday, November 21, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3010
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,550,866.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3011
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 006
PARCEL ADDRESS:	1760 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,244,830.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3012
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 004
PARCEL ADDRESS:	1750 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,404,008.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0072
APPLICANT:	CURRIE, DAVID
PARCEL NO.:	2629 072
PARCEL ADDRESS:	4588 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,414,440.00
APPLICANT'S OPINION:	$1,225,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0306
APPLICANT:	TROY, CHRISTINE
PARCEL NO.:	2805 004
PARCEL ADDRESS:	0628 0634 DIAMOND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,516,764.00
APPLICANT'S OPINION:	$1,243,080.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0423
APPLICANT:	MORALES, GEORGINA
PARCEL NO.:	6092 006A
PARCEL ADDRESS:	0542 MOSCOW ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$634,440.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0424
APPLICANT:	MORALES, GEORGINA
PARCEL NO.:	6092 006A
PARCEL ADDRESS:	0542 MOSCOW ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0532
APPLICANT:	PARMAN, MICHAEL
PARCEL NO.:	1169 027
PARCEL ADDRESS:	0019 0021 PARSONS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,650,000.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0604
APPLICANT:	MCCURRY, DARYL
PARCEL NO.:	2849 051
PARCEL ADDRESS:	0754 GRAND VIEW AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,450,000.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0622
APPLICANT:	LI, YU PING
PARCEL NO.:	2385 022
PARCEL ADDRESS:	2494 41ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$697,979.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3142
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 004
PARCEL ADDRESS:	1750 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,393,571.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3144
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,528,231.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3145
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 006
PARCEL ADDRESS:	1760 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,234,770.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, November 21, 2011, at 9:40 a.m.

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Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3010	Potrero Investor I, LLC	Verbal Stipulation Approved
2009-3011	Potrero Investor I, LLC	Verbal Stipulation Approved
2009-3012	Potrero Investor I, LLC	Verbal Stipulation Approved
2010-0072	David Currie	A.V.Lowered (Board)
2010-0423	Georgina Morales	A.V.Lowered (Board)
2010-0424	Georgina Morales	A.V.Lowered (Board)
2010-0532	Michael Parman	A.V.Lowered (Assessor)
2010-0604	Daryl McCurry	Verbal Stipulation Approved
2010-3142	Potrero Investor I, LLC	Verbal Stipulation Approved
2010-3144	Potrero Investor I, LLC	Verbal Stipulation Approved
2010-3145	Potrero Investor I, LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0622	Yu Ping Li	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0306	Christine Troy	Postponed

There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Tuesday, November 29, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 29, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, NOVEMBER 21, 2011
12:00 - 1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-4817

APPLICANT:	LU, THANH
PARCEL NO.:	1143 005A
PARCEL ADDRESS:	3041 - 3043 TURK BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$618,592.00
APPLICANT'S OPINION:	$378,178.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION: 2010-0459

APPLICANT:	TAN, LI FANG
PARCEL NO.:	6407 001C
PARCEL ADDRESS:	0920 MADRID ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$802,200.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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C. APPLICATION: 2010-0460

APPLICANT:	TAN, LI FANG
PARCEL NO.:	6407 001C
PARCEL ADDRESS:	0920 MADRID ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$722,540.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

D. APPLICATION: 2010-0997

APPLICANT:	STRIKE, JONATHAN
PARCEL NO.:	0667 033
PARCEL ADDRESS:	1452 BUSH ST, # 10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$765,512.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 21, 2011, at 12:00 p.m.

Present: Lawrence Lee, Mark Watts and Richard Lee

Quorum present

Chairperson: Lawrence Lee, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:03 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 12:45 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4817	Thanh Lu	A.V.Lowered (Board)
2010-0459	Li Fang Tan	A.V.Lowered (Board)
2010-0460	Li Fang Tan	A.V.Lowered (Assessor)
2010-0997	Jonathan Strike	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 12:55 p.m. recessed to reconvene Monday, December 5, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on Thursday, December 08, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, November 29, 2011 To Tuesday, November 29, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6476
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,728,338.00
APPLICANT'S OPINION:	$13,760,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6477
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,142,904.00
APPLICANT'S OPINION:	$14,035,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6478
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,774,000.00
APPLICANT'S OPINION:	$2,240,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6479
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,849,000.00
APPLICANT'S OPINION:	$2,284,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0457
APPLICANT:	GITIN, MITCHELL 2009 TRUST
PARCEL NO.:	8704 240
PARCEL ADDRESS:	0300 BERRY ST, # 1401
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$979,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0486
APPLICANT:	GIVANT, STEVEN
PARCEL NO.:	3042 003
PARCEL ADDRESS:	0014 FERNWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,377,844.00
APPLICANT'S OPINION:	$987,600.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0529
APPLICANT:	STEELE, JONATHAN
PARCEL NO.:	4081 057
PARCEL ADDRESS:	0725 FLORIDA ST, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0543
APPLICANT:	CHAN, DAVID
PARCEL NO.:	5476 026
PARCEL ADDRESS:	1081 LE CONTE AVE, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$407,906.00
APPLICANT'S OPINION:	$260,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0545
APPLICANT:	CHAN, DAVID
PARCEL NO.:	5476 028
PARCEL ADDRESS:	1081 LE CONTE AVE, #4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$341,478.00
APPLICANT'S OPINION:	$210,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0546
APPLICANT:	CHAN, DAVID
PARCEL NO.:	5476 032
PARCEL ADDRESS:	1081 LE CONTE AVE, #8
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$341,478.00
APPLICANT'S OPINION:	$210,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0855
APPLICANT:	TROUP, DAVID
PARCEL NO.:	3540 017
PARCEL ADDRESS:	2222 2224 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,316,134.00
APPLICANT'S OPINION:	$990,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1391
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,106,958.00
APPLICANT'S OPINION:	$11,847,764.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1392
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,840,356.00
APPLICANT'S OPINION:	$1,960,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, November 29, 2011, at 9:42 a.m.

Present: Richard Lee, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6476	AE-Hamms Property Owner, LLC	Submitted
2009-6477	AE-Hamms Property Owner, LLC	Submitted, by a quorum of Members McGary and Perez.
2009-6478	AE-Hamms Property Owner, LLC	Submitted
2009-6479	AE-Hamms Property Owner, LLC	Submitted, by a quorum of Members McGary and Perez.
2010-0486	Steven Givant	A.V.Lowered (Board), by a quorum of Members McGary and Perez.
2010-0543	David Chan	Verbal Stipulation Approved, by a quorum of Members McGary and Perez.
2010-0545	David Chan	Verbal Stipulation Approved, by a quorum of Members McGary and Perez.
2010-0546	David Chan	Verbal Stipulation Approved, by a quorum of Members McGary and Perez.
2010-1391	AE-Hamms Property Owner, LLC	Submitted, by a quorum of Members McGary and Perez.
2010-1392	AE-Hamms Property Owner, LLC	Submitted, by a quorum of Members McGary and Perez.

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0855	David Troup	Denied-No Show, by a quorum of Members McGary and Perez.

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0457	Gitin, Mitchell 2009 Trust	Withdrawn
2010-0529	Jonathan Steele	Withdrawn

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There being no further business, the Board, at the hour of 12:20 p.m., recessed to reconvene Thursday, December 1, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 14, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, December 01, 2011 To Thursday, December 01, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2380
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 196
PARCEL ADDRESS:	1350 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2381
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 197
PARCEL ADDRESS:	1350A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2382
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 198
PARCEL ADDRESS:	1352 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2383
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 199
PARCEL ADDRESS:	1352A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2384
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 200
PARCEL ADDRESS:	1354 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2385
APPLICANT:	FARRAH, GIBRAH REVOCABLE TRUST
PARCEL NO.:	3513 201
PARCEL ADDRESS:	1354A STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,586.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4583
APPLICANT:	WANG, PEGGY
PARCEL NO.:	8708 030
PARCEL ADDRESS:	0255 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,034.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6224
APPLICANT:	MEW, JOLING
PARCEL NO.:	8704 201
PARCEL ADDRESS:	0300 BERRY ST, # 1101
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0612
APPLICANT:	QIU, QI BIN
PARCEL NO.:	6301 003
PARCEL ADDRESS:	0116 SCHWERIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$484,641.00
APPLICANT'S OPINION:	$415,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0713
APPLICANT:	MCCRAY, REBECCA
PARCEL NO.:	2702 028
PARCEL ADDRESS:	0032 YUKON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$773,363.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0772
APPLICANT:	NHAM, DAN
PARCEL NO.:	6156 017A
PARCEL ADDRESS:	0801 GIRARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$623,080.00
APPLICANT'S OPINION:	$445,319.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0798
APPLICANT:	BEDIKIAN, ARTHUR
PARCEL NO.:	6148 008
PARCEL ADDRESS:	0844 DARTMOUTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0799
APPLICANT:	PORTILLO, JORGE
PARCEL NO.:	6358 014
PARCEL ADDRESS:	1227 SUNNYDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$338,517.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, December 1, 2011, at 9:35 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6224	Joling Mew	A.V.Lowered (Board)
2010-0612	Qi Bin Qiu	A.V.Lowered (Board)
2010-0713	Rebecca McCray	A.V.Lowered (Board)
2010-0772	Dan Nham	A.V.Lowered (Board)
2010-0798	Arthur Bedikian	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0799	Jorge Portillo	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4583	Peggy Wang	Postponed
2009-2380	Farrah, Gibrah Revocable Tru	Withdrawn
2009-2381	Farrah, Gibrah Revocable Tru	Withdrawn
2009-2382	Farrah, Gibrah Revocable Tru	Withdrawn
2009-2383	Farrah, Gibrah Revocable Tru	Withdrawn
2009-2384	Farrah, Gibrah Revocable Tru	Withdrawn
2009-2385	Farrah, Gibrah Revocable Tru	Withdrawn

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Friday, December 2, 2011 at 1:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on Wednesday, December 7, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, DECEMBER 2, 2011
1:00 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review and prepare findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2009-6133
APPLICANT:	MYRTLE BROWN
PARCEL NO.:	1187 009A
PARCEL ADDRESS:	0020 - 0022 Ashbury St.
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$1,235,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

DATE POSTED
NOV 17 2011
Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, December 2, 2011, at 1:00 p.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

Deputy City Attorney Marie Blits

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With no public present for comment, the Board went into closed session at the hour of 1:03 p.m. to review and prepare findings of fact with legal counsel and take possible action on the below listed application.

At the hour of 3:25 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6133	Myrtle Brown	No Action taken, continued this matter.

There being no further business, the Board, at the hour of 3:35 p.m. recessed to reconvene Wednesday, December 7, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 14, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, December 05, 2011 To Monday, December 05, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1940
APPLICANT:	UPPER MARKET PLACE, LLC
PARCEL NO.:	0871 016
PARCEL ADDRESS:	1844 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,045,400.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1995
APPLICANT:	UNION PROPERTY CAPITAL LLC
PARCEL NO.:	0311 005
PARCEL ADDRESS:	0660 MARKET ST,
TOPIC:	To amend appeal from 2009 regular appeal to 2009 Escape appeal
CURRENT ASSESSMENT:	$16,022,790.00
APPLICANT'S OPINION:	$8,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2605
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 002
PARCEL ADDRESS:	1510V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,380,665.00
APPLICANT'S OPINION:	$279,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2606
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 003
PARCEL ADDRESS:	1520V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,724,347.00
APPLICANT'S OPINION:	$349,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2607
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 005
PARCEL ADDRESS:	1540 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,110,092.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2608
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 004
PARCEL ADDRESS:	0011 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,010,105.00
APPLICANT'S OPINION:	$1,014,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3972
APPLICANT:	STALKER, ADAM
PARCEL NO.:	3736 162
PARCEL ADDRESS:	0069 CLEMENTINA ST, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5752
APPLICANT:	MOY, JASON
PARCEL NO.:	3728 096
PARCEL ADDRESS:	0747 NATOMA ST, 202
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1170
APPLICANT:	RIZZO, MATTHEW
PARCEL NO.:	0638 060
PARCEL ADDRESS:	2299 SACRAMENTO ST, 4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,038,966.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, December 5, 2011, at 9:37 a.m.

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Present: Jeffrey Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of assessment roll being present, took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3972	Adam Stalker	Written Stipulation Approved
2010-1170	Matthew Rizzo	Written Stipulation Approved
2009-1995	Union Property Capital, LLC	Submitted

At the hour of 10:22 a.m., the Board went into closed session to deliberate applicant's request to amend application 2009-1995 from a 2009 regular appeal to a 2009 escape appeal. The Board reconvened in open session at 10:46 a.m. and took the following action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1995	Union Property Capital, LLC	Denied request to amend application to a 2009 escape appeal; 2-1 vote with Member Spertzel voting to accept.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1370	800 Market Street Associates	Withdrawn
2009-1940	Upper Market Place, LLC	Postponed
2009-2605	1540 Market Street NV, LLC	Postponed
2009-2606	1540 Market Street NV, LLC	Postponed

Appeal No.	Name	Disposition
2009-2607	1540 Market Street NV, LLC	Postponed
2009-2608	1540 Market Street NV, LLC	Postponed
2009-5752	Jason Moy	Postponed

There being no further business, the Board, at the hour of 10:53 a.m., recessed to reconvene Thursday, December 8, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, December 08, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, DECEMBER 6, 2011
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-6476

APPLICANT:	AE-Hamms Property Owner, LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 Bryant Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,728,338.00
APPLICANT'S OPINION:	$13,760,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

B. APPLICATION: 2009-6477

APPLICANT:	AE-Hamms Property Owner, LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 Bryant Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,142,904.00
APPLICANT'S OPINION:	$14,035,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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C. APPLICATION: 2009-6478

APPLICANT:	AE-Hamms Property Owner, LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	145 Florida Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,774,000.00
APPLICANT'S OPINION:	$2,240,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

D. APPLICATION: 2009-6479

APPLICANT:	AE-Hamms Property Owner, LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	145 Florida Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,849,000.00
APPLICANT'S OPINION:	$2,284,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

E. APPLICATION: 2010-1391

APPLICANT:	AE-Hamms Property Owner, LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 Bryant Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,106,958.00
APPLICANT'S OPINION:	$11,847,764.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

F. APPLICATION: 2010-1392

APPLICANT:	AE-Hamms Property Owner, LLC
PARCEL NO.:	3923 007
PARCEL ADDRESS:	145 Florida Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,840,356.00
APPLICANT'S OPINION:	$1,960,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, December 6, 2011, at 1:40 p.m.

Present: Richard Lee, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:43 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 3:00 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6476	AE-Hamms Property Owner, LLC	A.V.Lowered (Board)
2009-6477	AE-Hamms Property Owner, LLC	A.V.Lowered (Board), by a quorum of Members McGary and Perez.
2009-6478	AE-Hamms Property Owner, LLC	A.V.Lowered (Board)
2009-6479	AE-Hamms Property Owner, LLC	A.V.Lowered (Board), by a quorum of Members McGary and Perez.
2010-1391	AE-Hamms Property Owner, LLC	A.V.Lowered (Board), by a quorum of Members McGary and Perez.
2010-1392	AE-Hamms Property Owner, LLC	A.V.Lowered (Board), by a quorum of Members McGary and Perez.

There being no further business, the Board, at the hour of 3:10 p.m. recessed to reconvene Wednesday, December 7, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 14, 2011

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Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 07, 2011 To Wednesday, December 07, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0461
APPLICANT:	LAU, CHRISTINE
PARCEL NO.:	1156 021
PARCEL ADDRESS:	0830 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,449,020.00
APPLICANT'S OPINION:	$1,960,371.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0462
APPLICANT:	LAU, CHRISTINE
PARCEL NO.:	1156 021
PARCEL ADDRESS:	0830 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,497,994.00
APPLICANT'S OPINION:	$1,998,394.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0463
APPLICANT:	LAU, CHRISTINE
PARCEL NO.:	1156 021
PARCEL ADDRESS:	0830 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,492,069.00
APPLICANT'S OPINION:	$1,988,929.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0493
APPLICANT:	FELDMAN, IGOR
PARCEL NO.:	1816 049
PARCEL ADDRESS:	3225 3227 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,122,211.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0501
APPLICANT:	LEE, SUNG
PARCEL NO.:	1543 046
PARCEL ADDRESS:	3727 3729 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,914,987.00
APPLICANT'S OPINION:	$1,270,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0502
APPLICANT:	KEMP, EMILY
PARCEL NO.:	6652 025A
PARCEL ADDRESS:	1721 NOE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$994,494.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0503
APPLICANT:	KEMP, EMILY
PARCEL NO.:	6652 025A
PARCEL ADDRESS:	1721 NOE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,013,043.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0504
APPLICANT:	KEMP, EMILY
PARCEL NO.:	6652 025A
PARCEL ADDRESS:	1721 NOE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,033,303.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0509
APPLICANT:	O'ROURKE, JOHN
PARCEL NO.:	4598 001
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$178,596.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0535
APPLICANT:	SCHENKKAN, KATHERINE TRUST
PARCEL NO.:	1137 004
PARCEL ADDRESS:	0427 PARKER AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,500,000.00
APPLICANT'S OPINION:	$872,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0536
APPLICANT:	35 DOLORES, LLC
PARCEL NO.:	3534 069
PARCEL ADDRESS:	0025 0035 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,881,504.00
APPLICANT'S OPINION:	$4,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0542
APPLICANT:	CHAN, DAVID
PARCEL NO.:	2410 029C
PARCEL ADDRESS:	0533 0535 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,126,608.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0552
APPLICANT:	HUNTER, STEVEN
PARCEL NO.:	2700 045
PARCEL ADDRESS:	0111 CASELLI AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,482,169.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0557
APPLICANT:	KILGORE, DAVID
PARCEL NO.:	6541 052
PARCEL ADDRESS:	0719 GRAND VIEW AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$820,168.00
APPLICANT'S OPINION:	$713,525.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0563
APPLICANT:	PAYNE, CADWALLADER
PARCEL NO.:	7515A073
PARCEL ADDRESS:	0242A RED ROCK WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$722,483.00
APPLICANT'S OPINION:	$640,120.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0574
APPLICANT:	BONG, MARY
PARCEL NO.:	3520 087
PARCEL ADDRESS:	3800 10TH ST, C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,382,228.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, December 7, 2011, at 9:40 a.m.

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Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0493	Igor Feldman	A.V.Lowered (Board)
2010-0501	Sung Lee	Verbal Stipulation Approved
2010-0509	John O'Rourke	Written Stipulation Approved
2010-0536	35 Dolores, LLC	Verbal Stipulation Approved
2010-0542	David Chan	A.V.Lowered (Board)
2010-0552	Steven Hunter	Verbal Stipulation Approved
2010-0557	David Kilgore	Verbal Stipulation Approved
2010-0574	Mary Bong	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0461	Christine Lau	Denied-No Show
2010-0462	Christine Lau	Denied-No Show
2010-0463	Christine Lau	Denied-No Show
2010-0563	Cadwallader Payne	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0502	Emily Kemp	Postponed
2010-0503	Emily Kemp	Postponed
2010-0504	Emily Kemp	Postponed
2010-0535	Schenkkan, Katherine Trust	Withdrawn

There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene Monday, December 12, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 14, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, December 08, 2011 To Thursday, December 08, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1575
APPLICANT:	WARWICK CALIFORNIA CORPORATION
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,332,071.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1576
APPLICANT:	WARWICK CALIFORNIA CORPORATION
PARCEL NO.:	0306 012
PARCEL ADDRESS:	0490 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,078,110.00
APPLICANT'S OPINION:	$2,423,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0567
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	To amend/correct the roll values
CURRENT ASSESSMENT:	$1,281,834,000.00
APPLICANT'S OPINION:	$1,050,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0569
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	To amend/correct the roll values
CURRENT ASSESSMENT:	$1,307,470,680.00
APPLICANT'S OPINION:	$850,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1032
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,669,683.00
APPLICANT'S OPINION:	$5,768,043.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2024
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,482,000.00
APPLICANT'S OPINION:	$5,406,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2025
APPLICANT:	SIKAND, HAPPY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,482,000.00
APPLICANT'S OPINION:	$5,514,120.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3434
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,398,711.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3435
APPLICANT:	WARWICK CALIFORNIA CORP.
PARCEL NO.:	0306 012
PARCEL ADDRESS:	0490 0498 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,239,671.00
APPLICANT'S OPINION:	$2,472,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5653
APPLICANT:	BAFUL, ROMEO
PARCEL NO.:	4758 007
PARCEL ADDRESS:	1352 QUESADA AVE,
TOPIC:	Bifurcated-Legal Issue
CURRENT ASSESSMENT:	$334,881.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, December 8, 2011, at 9:40 a.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0567	PPF OFF One Market Plaza Owner	Board Approved Corrected Allocation of Value
2009-0569	PPF OFF One Market Plaza Owner	Board Approved Corrected Allocation of Value

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5653	Romeo Baful	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1575	Warwick California Corporation	Withdrawn
2008-1576	Warwick California Corporation	Withdrawn
2009-1032	Happy Sikand	Postponed
2009-2024	Happy Sikand	Postponed
2009-2025	Happy Sikand	Postponed
2009-3434	Warwick California Corporation	Withdrawn
2009-3435	Warwick California Corporation	Withdrawn

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There being no further business, the Board, at the hour of 10:45 a.m., recessed to reconvene Tuesday, December 13, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, January 10, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

12/12/11

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, December 12, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0578
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 055
PARCEL ADDRESS:	1174 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,079,865.00
APPLICANT'S OPINION:	$556,357.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12-09-11P02:26 RCVD

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0579
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 002
PARCEL ADDRESS:	0414 - 0424 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,217,175.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0580
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	0175 011
PARCEL ADDRESS:	0478 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,106,798.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0591
APPLICANT:	HAMMOND, CARMELA
PARCEL NO.:	4000 024
PARCEL ADDRESS:	0209 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,836,788.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0593
APPLICANT:	FEASEY, MARK
PARCEL NO.:	3258 003
PARCEL ADDRESS:	0310 SANTA ANA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$713,355.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0600
APPLICANT:	BURNS, ROBERT
PARCEL NO.:	4228 105
PARCEL ADDRESS:	1325 INDIANA ST ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$464,814.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0626
APPLICANT:	CHU, BICKY
PARCEL NO.:	5387 030
PARCEL ADDRESS:	1688 WALLACE AVE, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$363,480.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0641
APPLICANT:	VALENCIANO, JOSE RAMON
PARCEL NO.:	2931 025
PARCEL ADDRESS:	0935 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,440,524.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0642
APPLICANT:	VALENCIANO, JOSE RAMON
PARCEL NO.:	2987A035
PARCEL ADDRESS:	1337 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,198,812.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0650
APPLICANT:	XANTHOPOULOS, ERIC
PARCEL NO.:	3538 081
PARCEL ADDRESS:	0049 - 0051 WALTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,946,124.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0678
APPLICANT:	FERNANDES, JOHN
PARCEL NO.:	3606 048
PARCEL ADDRESS:	0232 - 0234 LIBERTY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,905,646.00
APPLICANT'S OPINION:	$1,460,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0682
APPLICANT:	GUILFOYLE, JUDITH
PARCEL NO.:	6730 006
PARCEL ADDRESS:	2632 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$995,168.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0684
APPLICANT:	LEI, YINGXUE
PARCEL NO.:	6951 001A
PARCEL ADDRESS:	0209 ONONDAGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$598,577.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0690
APPLICANT:	DANG, ROGER
PARCEL NO.:	7053 033
PARCEL ADDRESS:	0635 LAKEVIEW AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0701
APPLICANT:	CURIEL, BLANCA
PARCEL NO.:	7062 012
PARCEL ADDRESS:	2634 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, December 12, 2011, at 9:35 a.m.

Present: Diane Robinson, Meg Ruxton and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0578	Claudio Mariani	Verbal Stipulation Approved
2010-0579	Claudio Mariani	Verbal Stipulation Approved
2010-0580	Claudio Mariani	Verbal Stipulation Approved
2010-0591	Carmela Hammond	Verbal Stipulation Approved
2010-0593	Mark Feasey	A.V.Lowered (Board)
2010-0626	Bicky Chu	Verbal Stipulation Approved
2010-0678	John Fernandes	Verbal Stipulation Approved
2010-0682	Judith Guilfoyle	A.V.Lowered (Assessor)
2010-0684	Yingxue Lei	Denied

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0600	Robert Burns	Denied-No Show
2010-0641	Jose Ramon Valenciano	Denied-No Show
2010-0642	Jose Ramon Valenciano	Denied-No Show
2010-0690	Roger Dang	Denied-No Show
2010-0701	Blanca Curiel	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2010 Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0650	Eric Xanthopoulos	Postponed

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Wednesday, December 14, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 5, 2012

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, DECEMBER 13, 2011
12:30 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review, discuss and take possible action on the Assessor's September 30, 2011 request for the Board to produce findings of fact on the below application, following the Board's July 19, 2011 decision and Applicant's subsequent withdrawal of its request for findings (pursuant to Revenue and Taxation code sections 1605.4):

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APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

2
12/14/11

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 14, 2011
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0705
APPLICANT:	MCELHATTON, TODD
PARCEL NO.:	2626 050
PARCEL ADDRESS:	0042 ORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,665,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0749
APPLICANT:	JP MORGAN CHASE
PARCEL NO.:	2056 038
PARCEL ADDRESS:	1811 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,750,000.00
APPLICANT'S OPINION:	$2,450,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0750
APPLICANT:	JP MORGAN CHASE
PARCEL NO.:	1524 036
PARCEL ADDRESS:	5655 GEARY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,600,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0751
APPLICANT:	JP MORGAN CHASE
PARCEL NO.:	1524 036
PARCEL ADDRESS:	5655 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,600,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0752
APPLICANT:	JP MORGAN CHASE
PARCEL NO.:	6529 001
PARCEL ADDRESS:	2900 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,200,000.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0758
APPLICANT:	GROSSMAN, GARY
PARCEL NO.:	5230 021
PARCEL ADDRESS:	0125 NAPOLEON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,788,512.00
APPLICANT'S OPINION:	$3,100,956.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0782
APPLICANT:	LEI, GRACE
PARCEL NO.:	2395 041
PARCEL ADDRESS:	2908 ULLOA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,130,503.00
APPLICANT'S OPINION:	$930,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0783
APPLICANT:	ZHU, CONNIE
PARCEL NO.:	2392 018C
PARCEL ADDRESS:	3240 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$810,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0805
APPLICANT:	ONG, EDWARD
PARCEL NO.:	2847 084
PARCEL ADDRESS:	0140 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,742,846.00
APPLICANT'S OPINION:	$741,156.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0825
APPLICANT:	TAN, ALAN
PARCEL NO.:	2138 010
PARCEL ADDRESS:	0950 QUINTARA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,636,570.00
APPLICANT'S OPINION:	$2,067,697.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0843
APPLICANT:	BAY POINT PROPERTIES, LLC
PARCEL NO.:	5066B020
PARCEL ADDRESS:	2175 - 2177 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$688,150.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0854
APPLICANT:	ZAVATTERO FAMILY REVOC TR
PARCEL NO.:	1259 014A
PARCEL ADDRESS:	8160 - 8180 DUBOCE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,881,295.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0857
APPLICANT:	MXB FAMILY LP
PARCEL NO.:	0962 008D
PARCEL ADDRESS:	0037 RAYCLIFF TER/2799 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,931,270.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2942
APPLICANT:	LEI, GRACE
PARCEL NO.:	2395 041
PARCEL ADDRESS:	2908 ULLOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,137,401.00
APPLICANT'S OPINION:	$930,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4624
APPLICANT:	JPMORGAN CHASE
PARCEL NO.:	2056 038
PARCEL ADDRESS:	1811 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,154,981.00
APPLICANT'S OPINION:	$2,866,239.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, December 14, 2011, at 1:30 p.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0705	Todd McElhatton	A.V.Lowered (Board)
2010-0782	Grace Lei	A.V.Lowered (Board)
2010-0783	Connie Zhu	A.V.Lowered (Board)
2010-0805	Edward Ong	A.V.Lowered (Assessor)
2010-0825	Alan Tan	Verbal Stipulation Approved
2010-0843	Bay Point Properties, LLC	Verbal Stipulation Approved
2010-0854	Zavattero Family Revoc Trust	Verbal Stipulation Approved
2010-2942	Grace Lei	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting The Assessment Roll for various years being not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0749	JP Morgan Chase	Postponed
2010-0750	JP Morgan Chase	Postponed
2010-0751	JP Morgan Chase	Postponed
2010-0752	JP Morgan Chase	Postponed
2010-0758	Gary Grossman	Withdrawn
2010-0857	MXB Family LP	Postponed
2010-4624	JP Morgan Chase	Postponed

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There being no further business, the Board, at the hour of 4:35 p.m., recessed to reconvene Thursday, December 15, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, December 15, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, December 15, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0401
APPLICANT:	HOFFMAN, RUDOLPH
PARCEL NO.:	2347 026B
PARCEL ADDRESS:	2306 - 2312 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,141,726.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0862
APPLICANT:	TAYLOR VIEW LLC
PARCEL NO.:	1065 046
PARCEL ADDRESS:	0120 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,131,612.00
APPLICANT'S OPINION:	$2,870,413.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0873
APPLICANT:	JALILI-FARSHEHI, MOHAMMAD
PARCEL NO.:	1113 001
PARCEL ADDRESS:	0097 BARCELONA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,011,734.00
APPLICANT'S OPINION:	$1,454,161.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0880
APPLICANT:	JANE GLICKMAN DESIGN
PARCEL NO.:	2010440635
PARCEL ADDRESS:	0200 GREEN ST, 0001
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$57,920.00
APPLICANT'S OPINION:	$57,920.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0950
APPLICANT:	TRIEU, KEVIN
PARCEL NO.:	4786 070
PARCEL ADDRESS:	1166 SHAFTER AVE, B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$619,334.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0951
APPLICANT:	TRIEU, KEVIN
PARCEL NO.:	1363 007
PARCEL ADDRESS:	0125 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,417,340.00
APPLICANT'S OPINION:	$935,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0952
APPLICANT:	BAYSHORE WAREHOUSE ASSOC.
PARCEL NO.:	5596 015
PARCEL ADDRESS:	0400 BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,258,911.00
APPLICANT'S OPINION:	$725,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0968
APPLICANT:	LAYER'S LLC
PARCEL NO.:	2010400220
PARCEL ADDRESS:	0511 HAYES ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$1,115,203.00
APPLICANT'S OPINION:	$1,115,203.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0969
APPLICANT:	MORTON'S OF CHICAGO
PARCEL NO.:	2010202467
PARCEL ADDRESS:	0400 POST ST, 0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,459,966.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0970
APPLICANT:	LEE, THOMAS
PARCEL NO.:	1749 025
PARCEL ADDRESS:	0015 LINCOLN WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,739,342.00
APPLICANT'S OPINION:	$1,127,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0984
APPLICANT:	KIRKPATRICK, JOHN
PARCEL NO.:	0933 020
PARCEL ADDRESS:	3038 - 3040 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,184,852.00
APPLICANT'S OPINION:	$1,545,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0987
APPLICANT:	SALZMAN, ANDREW
PARCEL NO.:	1042 010
PARCEL ADDRESS:	0057 - 0059 IRIS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,975,408.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0992
APPLICANT:	YOUNG, DIANA
PARCEL NO.:	1327 001B
PARCEL ADDRESS:	2989 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,507,484.00
APPLICANT'S OPINION:	$3,164,235.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0993
APPLICANT:	CHEUNG, VICTOR
PARCEL NO.:	7251 026
PARCEL ADDRESS:	0092 MIDDLEFIELD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$919,401.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1009
APPLICANT:	KONG, RUTH
PARCEL NO.:	7208 012B
PARCEL ADDRESS:	0845 SLOAT BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1010
APPLICANT:	CAI, JACK JIE
PARCEL NO.:	1925 011B
PARCEL ADDRESS:	1672 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$419,002.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, December 15, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0401	Rudolph Hoffman	A.V.Lowered (Board)
2010-0862	Taylor View LLC	A.V.Lowered (Assessor)
2010-0873	Mohammad Jalili-Farshehi	A.V.Lowered (Board)
2010-0880	Jane Glickman Design	Penalty Assessment Waived
2010-0950	Kevin Trieu	A.V.Lowered by Board, but higher than Assessor's recommended value
2010-0951	Kevin Trieu	A.V.Lowered (Board)
2010-0952	Bayshore Warehouse Assoc	Verbal Stipulation Approved
2010-0987	Andrew Salzman	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0984	John Kirkpatrick	Denied-No Show
2010-0992	Diana Young	Denied-No Show
2010-0993	Victor Cheung	Denied-No Show
2010-1009	Ruth Kong	Denied-No Show
2010-1010	Jack Jie Cai	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0968	Layer's LLC	Withdrawn
2010-0969	Morton's of Chicago	Postponed
2010-0970	Thomas Lee	Postponed

There being no further business, the Board, at the hour of 12:40 p.m., recessed to reconvene Thursday, January 5, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 11, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, December 15, 2011, at 1:35 p.m.

Present: Gregory Blaine, Jeffery Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3091	Park MacArthur Assoc LLC	Stipulation Approved
2009-3333	Sierra Industries West, LP	A.V. Lowered (Assessor)
2009-3543	Escalade Capital Group LLC	A.V. Lowered (Board)
2009-4839	Anaflor Graham	Verbal Stipulation Approved
2009-6446	Jorge Madrigal	Approved Assessor recommendation to cancel supplemental assessment
2010-0530	Jorge Madrigal	Approved Assessor recommendation to cancel escape assessment
2010-0857	MXB Family LP	Verbal Stipulation Approved
2010-2530	Anaflor Graham	A.V. Lowered by Board, but higher than Assessor's recommended value

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2467	William Garlock	Postponed
2009-2468	William Garlock	Postponed
2009-2850	Bosa Development Corp.	Withdrawn
2009-3121	Fremont Development Funding	Postponed
2009-4287	1401 Howard LLC	Postponed
2009-5817	Shelly Young	Withdrawn

There being no further business, the Board, at the hour of 4:45 p.m., recessed to reconvene Thursday, January 5, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board January 17, 2012

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